



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT

**Home Again Initiative**  
**Third Quarter Report to the Council of the District of Columbia**  
**October 2003**

**Overview**

The Vacant and Abandoned Housing Initiative, or "Home Again," is a program to convert vacant and abandoned buildings into quality, affordable homes. In 2003, the Department of Consumer and Regulatory Affairs (DCRA) identified 2,700 vacant properties. This reflects a reduction of over 1,200 vacant properties in the District since 1999 when a DCRA study identified 3,970 vacant properties. While these are less than 2.5 percent of the 158,000 taxable properties in the District, they still pose a significant problem.

In response to residents' concerns, the District created Home Again in 2002. Its mission is to convert vacant and abandoned property back into productive use as single-family homeownership opportunities. If property owners fail to properly maintain or rehabilitate their properties, Home Again will gain site control and sell them to developers who will rehabilitate them into housing for people of all incomes.

This initiative focuses on empty lots and homes with no occupants. It has begun in neighborhoods that have high concentrations of vacant properties: Columbia Heights, Shaw/LeDroit Park, Near Northeast, Ivy City/Trinidad and Rosedale. These areas have been identified by their communities as a high priority in their Strategic Neighborhood Action Plans.

Developers must be pre-qualified in order to participate in the program. Thirty-one developers are currently qualified to participate.

For more information, please contact the Home Again Initiative office at (202) 727-3774.

**Statutory Report**

(1) A list of the properties acquired during the quarter to be disposed of pursuant to this act;

Home Again did not complete any property acquisitions in the third quarter of 2003.



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(2) A list of the properties disposed of pursuant to this act during the quarter;

Home Again disposed of the following properties:

Marshall Heights Community Development Organization, Inc. (MHCDO):

- 4041 Benning Rd. NE
- 5354 Nannie Helen Burroughs Ave., NE

Motir/Stellar Builders

- 20 Farragut Pl., NW
- 22 Farragut Pl., NW

CIH

- 14 Farragut Pl., NW
- 16 Farragut Pl., NW
- 1650 U St., SE
- 3423 5<sup>th</sup> St., SE (unit #24)
- 832 Yuma St., SE

(3) A copy of each RFP issued during the quarter

Home Again advertised the Fourth RFP for development proposals in September 2003 (see attachment 1).

(4) A copy of each winning proposal selected during the quarter;

Home Again did not select any proposals for this quarter.

(5) A copy of each disposition agreement entered into during the quarter;

Disposition agreements were executed with the following firms (see attachment 2):

- Mission First Development, LLC (Bundle #1)
- CIH/VMS Restorations LLC (Bundle #5)

Additionally, Home Again is currently in negotiations with Harrison Malone Development, LLC (Bundle #6).

(6) A cumulative list of each property disposed of pursuant to this act, the status of the rehabilitation of the property, and whether the developer has resold the property for residential occupancy; and



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Property	Status	Resale for Occupancy
24 Farragut Pl., NW	Under construction	No
39 47 th St., SE	Under construction	No
4933 Sheriff Rd., NE	Under construction	No
5300 East Capitol St., NE	Under construction	No
4041 Benning Rd. NE	Under construction	No
5354 Nannie Helen Burroughs Ave., NE	Under construction	No
20 Farragut Pl., NW	Under construction	No
22 Farragut Pl., NW	Under construction	No
14 Farragut Pl., NW	Construction pending	No
16 Farragut Pl., NW	Construction pending	No
1650 U St., SE	Construction pending	No
3423 5 <sup>th</sup> St., SE (unit #24)	Under construction	No
832 Yuma St., SE	Construction pending	No

(7) Any other relevant information.

### **Accomplishments**

#### Solicitation for a Request for Proposals for 6 Properties

In September 2003, Home Again Initiative released an RFP for the redevelopment of 6 properties in Anacostia. Thirty percent of the units will be affordable to buyers who earn less than 60 percent of the Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development.

The RFP is available to the 31 firms that are qualified to participate in the Home Again program. Responses to the RFQ are due by November 10, 2003 at 12:00 p.m. After staff reviews and recommendations, and further review by an independent panel of experts, Mayor Williams will announce the selected developers in February 2004.



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The Home Again Initiative  
Status Summary: October 2003

Number of homes sold to new homeowners:.....	0
Number of properties sold to developers: .....	13
Number of properties in the process of being sold to developers:.....	45
Number of homes dedicated as affordable for low-income families: .....	51
Number of homes under construction: .....	9
Number of homes being rehabbed or in the process of being rehabbed by private owners after being encouraged by Home Again .....	220
Number of new properties acquired: .....	11
Number of homes in the process to be acquired by tax foreclosure, eminent domain or friendly sale .....	82
Number of developers pre-qualified: .....	31